

# Buchanan

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January 23, 2026

## Via E-Filing

Matthew L. Homsher, Secretary  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street, 2nd Floor  
Harrisburg, PA 17120

Re: Application of Transource Pennsylvania, LLC for a Certificate of Public Convenience Under Section 1102(A)(3) and 1103 of the Public Utility Code For the Acquisition of Certain Easements  
Docket No. A-2026-

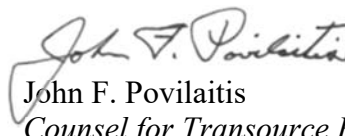
Dear Secretary Homsher:

Enclosed please find Transource Pennsylvania, LLC (“Transource PA”)’s Application for a Certificate of Public Convenience under Section 1102(A)(3) and 1103 of the Public Utility Code for the Acquisition of Certain Easements in the above-captioned matter. The filing fee of \$350.00 was paid to the Pennsylvania Public utility Commission (“PaPUC”) at the time of the e-filing.

**Please note that the filing includes Confidential Appendix 1, which contains information Transource PA considers confidential, commercially valuable and proprietary for which Transource PA requests confidential treatment. Accordingly, Confidential Appendix 1 is being uploaded to the PaPUC’s SharePoint site today. Transource PA respectfully requests that Confidential Appendix 1 be maintained by PaPUC under seal.**

Copies of this filing are being served on the Parties listed in the attached Certificate of Service. Please contact the undersigned if you have any questions or concerns. Thank you for your attention to this matter.

Very truly yours,



John F. Povilaitis  
*Counsel for Transource Pennsylvania, LLC*

JFP/psm

cc: Certificate of Service

**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**Application of Transource Pennsylvania, LLC** :  
**For a Certificate of Public Convenience** :  
**Under Section 1102(A)(3) and 1103 of the** : **Docket No. A-2026-**  
**Public Utility Code For the Acquisition of** :  
**Certain Easements** :

**APPLICATION OF TRANSOURCE PENNSYLVANIA LLC TO ACQUIRE EASEMENTS**

**TO THE PENNSYLVANIA PUBLIC UTILITY COMMISSION:**

Transource Pennsylvania, LLC (“Transource PA”) hereby files this Application to request the approval of the Pennsylvania Public Utility Commission (“PUC” or the “Commission”) under Chapter 11 of the Public Utility Code (“Code”) for Transource PA to acquire several easements (the “Easements”) from Grimmel Farms, LP, a Maryland Limited Partnership (“Grimmel”), to support the construction and siting by Transource PA of four (4) aerial electric transmission lines extending from the previously-approved new Transource PA Bramah Substation directed by PJM Interconnection, L.L.C. (“PJM”)<sup>1</sup> to nearby PECO Energy Company high voltage transmission lines and related structures called “Cut-In Lines”; in addition four (4) temporary workspace easements are also being acquired from Grimmel (collectively, the “Project”). The Project will be constructed in Peach Bottom Township, York County, Pennsylvania. The acquisition of the Easements is referred to herein as the “Transaction.”

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<sup>1</sup>PJM is a regional transmission organization (“RTO”) that coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia. <https://www.pjm.com/about-pjm>.

The Project is a necessary and required part of the construction and operation Transource PA's Bramah Substation, for which Transource PA was previously granted a Certificate of Public Convenience ("CPC") by the PUC.

The Project is necessary to mitigate significant and widespread reliability issues in the Mid-Atlantic region that would otherwise result from (a) the planned deactivation of the Brandon Shores Generating Station in Maryland and (b) significant load growth and the retirement of generation facilities in other parts of the PJM footprint, and to address the development of generation previously directed by the state of New Jersey and approved by PJM. The Easements to be acquired are those necessary for the access, operation and maintenance of the Cut-In Lines.

In support thereof, Transource PA states as follows:

**I. INTRODUCTION**

1. This Application is filed by Transource PA, a public utility certificated to provide electric transmission service in Peach Bottom Township, York County, Pennsylvania. In an order entered by the Commission on December 19, 2024 in *Application of Transource Pennsylvania, LLC for Approval to Offer, Render, Furnish, or Supply Electric Transmission Service to the Public in the Commonwealth of Pennsylvania*, Docket No. A-2024-3049272 ("CPC Order"), the Commission granted Transource PA a CPC to begin to offer, render, furnish, or supply electric transmission service to the public in Peach Bottom Township, York County, Pennsylvania pursuant to 66 Pa. C.S. Section 1102(a)(1)(i).

2. Transource PA's address is as follows:

Transource Pennsylvania, LLC  
1 Riverside Plaza  
Columbus, Ohio 43215-2372

3. Transource PA's attorneys are:

John F. Povilaitis (PA ID No. 28944)  
Alan M. Seltzer (PA ID No. 27890)  
409 N. Second Street, Suite 500  
Harrisburg, PA 17101  
Phone: (717) 237-4800  
Fax: (717) 233-0852  
Email: john.povilaitis@bipc.com  
E-mail: alan.seltzer@bipc.com

Jessica A. Cano (FL ID. No. 37372)  
American Electric Power Service Corporation  
1 Riverside Plaza, 29<sup>th</sup> Floor  
Columbus, OH 43215  
Phone: 614-716-2921  
Fax: 614-716-1613  
E-mail: [jacano@aep.com](mailto:jacano@aep.com)

Transource PA's attorneys are authorized to receive all notices and communications regarding this Application.

4. Transource PA is a limited liability company, organized and existing under the laws of Delaware. Transource PA is a wholly owned subsidiary of Transource Energy, LLC ("Transource Energy"), a partnership between two investor-owned utilities, American Electric Power Company, Inc. ("AEP") and Evergy, Inc., formed to develop and invest in competitive electric transmission projects across the United States.

5. Transource PA is a "public utility" as defined in Section 102 of the Pennsylvania Public Utility Code, 66 Pa.C.S. § 102 and was formed to construct, own, operate and maintain transmission facilities within Pennsylvania.

6. As noted in the CPC Order, Transource PA was selected via a competitive process at PJM to construct a new electric transmission substation, known as the "Bramah Substation", in Peach Bottom Township, York County, Pennsylvania, as part of a larger project known as the "North Delta Project" to meet multiple needs: (1) the reliability requirements associated with the

integration of proposed New Jersey generation into the PJM system (CPC Order, pp. 3-4) and (2) issues identified in 2023 due to the planned retirement of the Brandon Shores Generating Station in Maryland, changes to generation flow patterns and numerous reliability issues associated with the increased load in the PJM footprint, particularly in the Doubs and Northern Virginia areas, further exacerbating reliability issues in the area of the proposed North Delta Project in Pennsylvania. CPC Order, p. 4.

## **II. OVERVIEW OF THE PROPOSED TRANSACTION**

7. The Transaction will be consummated consistent with the terms of a Letter of Intent dated January 22, 2026 (“Letter of Intent”), a copy of which is provided as Confidential Appendix 1 hereto. While Transource PA and Grimmel have not yet completed the documents necessary to close on the Transaction, the final documents will reflect the terms and conditions contained in the Letter of Intent in all material respects.

8. As set forth in the Letter of Intent, Transource PA will acquire from Grimmel four (4) permanent easements of 2.478 acres and four (4) temporary easements of 7.146 acres as described in the attachments to the LOI. The Easements are all necessary to access, install, operate and maintain the Cut-In Lines. The purchase price for the Easements is specified in Confidential Appendix 1.

9. The cost of obtaining the Easements is reasonable, considering comparable payments for property rights in the vicinity and the necessity of Transource PA acquiring rights in this specific property to connect the Bramah Substation to nearby existing transmission facilities. Based on current market conditions in York County, Pennsylvania, including strong demand for agricultural land, the subject property’s existing infrastructure, and a review of recent comparable sales and transactions, the proposed per-acre compensation for both the permanent and temporary

easements from Grimmel is consistent with—and supported by—current market values for prime agricultural real estate. As noted above, the permanent and temporary easements will be used to connect the Cut-In Lines to PECO’s electric transmission lines, thereby allowing for the energization of the Bramah Substation, which will enhance the regional electric reliability and provide optimal value for all stakeholders, including customers, landowners, among others.

10. The Transaction is a critical step in enabling the Project. As described further in the CPC Order, Transource PA has been selected by PJM to construct the Bramah Substation, and the installation and operation of the Cut-In Lines are essential for the energization of the Bramah Substation, which will address the reliability and other needs described in Paragraph 6 above.

### **III. REQUESTED COMMISSION APPROVAL**

11. Section 1102(a)(3) of the Code requires the Commission to issue a certificate of public convenience, upon application, to authorize a “public utility or an affiliated interest of a public utility” to “acquire from, or transfer to [any other entity by any means whatsoever] the title to, or the possession or use of, any tangible or intangible property used or useful in the public service.” 66 Pa. C.S. § 1102(a)(3). However, such approval is not required when the undepreciated book value of the property to be acquired or transferred does not exceed: (A) 2% of the undepreciated book value of all fixed assets of such public utility; or (B) \$5,000 in the case of personalty or \$50,000 in the case of realty. 66 Pa.C.S. § 1102(a)(3)(ii).

12. Under the Transaction, Transource PA will acquire the Easements for purposes of providing electric service to the public for the purchase price indicated in Confidential Appendix 1, which exceeds \$50,000 and, therefore, requires a CPC under Section 1102(a)(3) of the Code.

13. Section 1103(a) of the Code articulates the standard an applicant must meet to obtain a certificate of public convenience evidencing the Commission’s approval under Section

1102, namely, that granting the requested approval is “necessary or proper for the service, accommodation, convenience, or safety of the public.”

14. As part of the Transaction, Transource PA proposes to acquire the Easements of approximately 9.62 acres from Grimmel for the Cut-In Lines.

15. As previously discussed, the Project – along with the Bramah Substation -- is necessary to mitigate reliability issues PJM evaluated due to new generation coming online, existing generation being retired, New Jersey’s generation program and significant load growth. The Transaction will enable Transource PA to energize the Bramah Substation in Peach Bottom Township, York County, Pennsylvania that PJM has approved and directed to be constructed.

16. In short, Transource PA’s proposed acquisition of the Easements is necessary for the service, accommodation and convenience of the public because those property rights are necessary to allow for the construction of the Project and ultimately energize the new Bramah Substation as approved by PJM.

#### **IV. NOTICE**

17. Transource PA is serving copies of this Application on the Commission’s Bureau of Investigation and Enforcement, the Office of Consumer Advocate, the Office of Small Business Advocate and the property owner. A service list is attached to the transmittal letter that accompanies this Application.

18. Transource PA will provide such additional forms of notice as may be directed by the Commission.

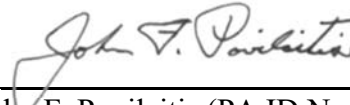
#### **V. CONCLUSION**

19. For all of the reasons set forth in this Application, the Transaction will promote the “service, accommodation, convenience, or safety of the public” and, thus, satisfies the legal

requirements for approval by this Commission and the granting of a Certificate of Public Convenience.

WHEREFORE, Transource Pennsylvania, LLC respectfully requests that the Commission grant the approval and authorizations requested herein and such other relief as may be just and reasonable. Expedited review and approval of this Application is requested to allow finalization of the Transaction and complete landowner compensation, as well as assist in maintaining Project schedule.

Respectfully submitted,



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John F. Povilaitis (PA ID No. 28944)

Alan M. Seltzer (PA ID No. 27890)

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Harrisburg, PA 17101

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Email: [alan.seltzer@bipc.com](mailto:alan.seltzer@bipc.com)

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1 Riverside Plaza, 29th Floor

Columbus, Ohio 43215

Phone: 614-716-2921

Fax: 614-716-1613

Email: [jacano@aep.com](mailto:jacano@aep.com)

Attorneys for Transource Pennsylvania, LLC

Date: January 23, 2026

**CONFIDENTIAL APPENDIX 1**  
**REDACTED**

## VERIFICATION

I, Crystal L. Wood-Hython, Project Manager Staff Sr, American Electric Power, hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities).

Date: January 23, 2026

By: Crystal L Wood-Hython  
Crystal L. Wood-Hython  
Project Manager Staff Sr  
American Electric Power

Signature: Crystal L Wood-Hython

Crystal L. Wood-Hython (Jan 23, 2026 10:47:43 CST)

Email: tholmes@aep.com






# Verification - Crystal L Wood-Hython, AEP (4921-2649-9722 v1)\_1

Final Audit Report

2026-01-23

Created:	2026-01-23
By:	Crystal L Wood-Hython (tholmes@aep.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATDmfJu6uKUGOEniV2p_CkpfbMasoV1z

## "Verification - Crystal L Wood-Hython, AEP (4921-2649-9722 v1)\_1" History

-  Document created by Crystal L Wood-Hython (tholmes@aep.com)  
2026-01-23 - 4:45:50 PM GMT
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Signature Date: 2026-01-23 - 4:47:43 PM GMT - Time Source: server
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**BEFORE THE  
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

**Application of Transource Pennsylvania, LLC :  
For a Certificate of Public Convenience :  
Under Section 1102(A)(3) and 1103 of the : Docket No. A-2026-  
Public Utility Code For the Acquisition of :  
Certain Easements :**

**CERTIFICATE OF SERVICE**

I hereby certify and affirm that I have this day served a copy of the Application of Transource Pennsylvania, LLC for a Certificate of Public Convenience under Section 1102(A)(3) and 1103 of the Public Utility Code for Acquisition of Certain Easements (Public Version) on the following persons in the manner specified in accordance with the requirements of 52 Pa. Code §1.54:

**Via electronic mail and First Class Mail:**

Pennsylvania Bureau of Investigation and  
Enforcement  
Pennsylvania Public Utility Commission  
Commonwealth Keystone Building  
400 North Street  
2nd Floor, Room-N201  
Harrisburg, Pennsylvania 17120  
Attn: Allison Kaster  
[akaster@pa.gov](mailto:akaster@pa.gov)

Pennsylvania Office of Small  
Business Advocate  
555 Walnut Street, 1st Floor Forum Place  
Harrisburg, Pennsylvania 17101  
Attn: NazArah Sabree  
[ra-sba@pa.gov](mailto:ra-sba@pa.gov)

Pennsylvania Office of Consumer Advocate  
555 Walnut Street 5th Floor Forum Place  
Harrisburg, Pennsylvania 17101-1923  
Attn: Darryl A. Lawrence, Consumer  
Advocate  
[ra-oca@paoca.org](mailto:ra-oca@paoca.org)

**Via First Class Mail:**

Grimmel Farms, LP  
3855 Federal Hill Rd  
Jarrettsville, MD 21084-1527

Date: January 23, 2026



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